

Cavanaugh Brothers Sales Stable
58 West Central Street
Manchester
Hillsborough County
New Hampshire

HABS No. NH-122

HABS
NH,
6-MANCH
5-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

HABS
NH,
6-MANCH,
5-

CAVANAUGH BROTHERS SALES STABLE (FRATERNAL ORDER OF EAGLES) HABS No. NH-122

ADDRESS: 58 West Central Street
Manchester, New Hampshire 03101

PRESENT
OWNER: Manchester Housing Authority

PRESENT
OCCUPANT: Fraternal Order of Eagles, Inc.
Aerie #290

PRESENT USE: Clubhouse, basement and first floor only. Upper floors--vacant.
Scheduled for demolition November 10, 1982.

SIGNIFICANCE: The Cavanaugh Brothers Sale Stable building is notable both for historical and structural reasons. It was constructed at a time when the city of Manchester had grown to be a very densely populated urban area dependent upon horsepower for the conveyance of people and goods.

The Cavanaugh Brothers were locally recognized as aggressive dealers of horseflesh with branch operations in Boston and Taunton, Massachusetts.

An innovative interior plan and roof structure allowed for the storage of horses on three levels--the basement and first and second floors. A manually operated elevator on the third floor was used to hoist grain to that level from where it travelled via a system of chutes to the floors below. Mixing of feed was also accomplished with this system through the use of multiple chutes which connected to a single conduit. Drainage of liquid animal waste was served by a three-level system of floor troughs connected to the city sewer at the basement level.

At the time of its construction, the stable was admired for its modern conveniences and design including hot water and heating for the animals. The building could accommodate 150 head on the three floors.

During its heyday, the building was adorned with painted advertising graphics on its two principal facades. Except for the graphic at the west side rear of the building, these signs have been overpainted.

PART I: HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1890

2. Original and subsequent owners: Recorded at Hillsborough County Record of Deeds, 19 Temple Street, Nashua, New Hampshire:
 - 1888 Deed, April 14, 1888, recorded in Volume 506, page 275. Amoskeag Manufacturing Company to Michael A. Cavanaugh, James F. Cavanaugh, and Thomas F. Cavanaugh.
 - 1915 Deed, December 23, 1915, recorded in Volume 739, page 18. James F. Cavanaugh, Michael A. Cavanaugh, and Thomas F. Cavanaugh to Cavanaugh Brothers Horse Company.
 - 1919 Deed, April 18, 1919, recorded in Volume 765, page 497. Cavanaugh Brothers Horse Company to J. Harrison Cavanaugh, Leo A. Cavanaugh, Alice J. Cavanaugh, Harold Cavanaugh, Frank Paul Cavanaugh, and John Carl Cavanaugh.
 - 1925 Deed, January 14, 1925, recorded in Volume 840, page 514. J. Harrison Cavanaugh, Leo A. Cavanaugh, Alice J. Cavanaugh, Harold Cavanaugh, Frank Paul Cavanaugh, and John Carl Cavanaugh to Cavanaugh Brothers Company.
 - 1930 Deed, January 22, 1930, recorded in Volume 895, page 79. Cavanaugh Brothers Company to Leo A. Cavanaugh.
 - 1949 Deed, August 10, 1949, recorded in Volume 1230, page 437. Leo A. Cavanaugh to Fraternal Order of Eagles, Aerie #290.
 - 1982 Notice of Condemnation and Declaration of Taking, April 27, 1982, recorded in Volume 2915, pages 500-522. Transference of title to Manchester Housing Authority.
3. Architect: Unknown.
4. Builder: Unknown.
5. Original plans and construction: Unknown.
6. Alterations and additions: The Eagles acquired title to the property in 1952 and completely remodelled the first floor and portions of the basement. The ramp from the street level entry to the basement was removed in 1954, and a banquet/dance area introduced with contemporary wall finishes and fixtures. This function room now occupies the northeast quadrant of the basement level. Coincident with the removal of the ramp, a concrete floor was poured over the existing wooden surface on the first floor to create a bar and grill area. No original interior finishes are visible at this level and the original Cavanaugh Brothers office in the northwest corner was converted for restroom use. All windows on the facade have now been sealed with painted plywood panels. Most of the contemporary interior finish is light plywood panelling or sheetrock, and reversible. With the exception of painting and maintenance, no major modifications have been made to the property since 1954. Three exterior stove chimneys on the west side of the roof were removed at an unknown date.

- B. Historical Context: The building is located in what was the southern end of the principal mercantile district in 1890 and as such was served by the railroad to Boston and Montreal at the foot of Depot Street, Elm Street, the main commercial thoroughfare to the east, and the center of the commercial district to the north. It is located adjacent to the buildings that housed the former Kimball Carriage Factory.

PART II. ARCHITECTURAL INFORMATION

- A. General Statement: The Cavanaugh Brothers Stable is a three-story row block originally constructed as a livery and sale stable for carriage and draft animals. The building is rectangular in plan. It has five bays across the facade and is twelve bays deep. The building has two party walls and is attached to the Shea Block (1891) on the east and the McLaughlin Movers (former North Car Barn of the Manchester Street Railway, 1895-1940) on the south.
1. Architectural character: The building is a very understated expression of the High Victorian Italianate style. The original elevation of the main facade was a symmetrical composition with segmentally arched openings. The first floor elevation has been sheathed in contemporary match-board panelling and the doorway placed off-center to the right. The central bay had the widest openings on all floors allowing for the passage of feed and equipment. The only stylistic ornament additions were paired brackets at the cornice and modest dentils and a string course which punctuate an entablature below the cornice. The main architectural impression of the building as a large advertising graphic has been lost with the overpainting by the Eagles.
 2. Condition of fabric: Large sections of the rear wall and the southwest corner have been repointed. The building appears to be in good repair.
- B. Description of Exterior
1. Overall dimensions: Height, 36'; north elevation, 40'; west elevation, 100'.
 2. Foundations: Uncoursed split granite.
 3. Walls: The walls are laid up in load-bearing common bond pattern with red brick and tinted mortar. The wall planes of the building visible from public ways are articulated with segmentally arched window openings with two header courses of brick delineating the relieving arches. Header courses are flush with the wall planes.
 4. Structural system, framing: The general structure of the building is post and beam with beams on the upper two floors being suspended from the

roof truss system by means of wrought iron rods which parallel both sides of the central aisle the entire length of the building on a north-south axis. Ends of roof truss members rest on corbel shelves, and they are attached to the walls by wrought iron rods which are fixed by star plates on the exterior. Every other beam rests upon an interior pilaster. Ceiling joists are 16 inches deep. The ground floor space is currently unbroken by vertical supports.

5. Chimneys: One brick (furnace) chimney penetrates the north end of the roof and is located in the center position.

6. Openings

- a. Doorways and doors: The location of the remaining original loading doors is important in understanding the design function of each level of the building. A steel I beam in the center bay of the facade between the first and second stories betrays the original and principal entrance to the structure. This opening has now been partially bricked in and covered with a painted plywood curtain facade on the street level. Horses and vehicles entered the building here and via two ramps, either descended to the basement or ascended to the second floor. The scale of the original opening, similar to a fire station, was clearly intended to accommodate horses' height.

On the second floor above the principal center entry bay is a loading door whose elevation is lower than the windows which flank it on either side. This opening has a rock-faced granite door sill which corresponds with the elevation of the second floor. It was undoubtedly used for direct delivery of hay, feed, or grain to this level, or for ventilation or natural light. The segmental arch has three header courses flush with the wall plane.

A similar opening exists on the third floor of the facade and on the west elevation about midway along the wall. Above both of these ports may be seen the vestiges of wooden lifting beams which projected horizontally from the building and were used for securing pulleys or hoisting tackle. It was through these openings that hay and grain were delivered to the third floor, the storage level.

There is also a door on the west elevation at the rear corner of the building. Originally, there was a small door to the westerly bay of the north elevation.

Window openings on the first floor of the north facade which have also been covered with the plywood curtain include those two windows on the northeast bays and one window on the northwest bay which once illuminated the office area in the building.

Segmentally arched basement windows may be seen at grade level along the west elevation. These permitted light and ventilation for animals stabled in the basement. Original intact eight-over-eight windows are also found on the second and third floors of the east elevation. It

should be noted that because of the storage function of the third floor, fewer windows were necessary than on the first and second levels, ventilation and light being essential for health reasons.

With the exception of the upper story loading doors, all window sills are of cast or wrought iron with no embellishment. Original remaining windows (west and east elevations) are eight-over-eight with double-hung wooden sash and frames.

8. Roof

- a. Shape, covering: The roof is of valley type construction with a built-up (asphalt/gravel) surface.
- b. Cornice, eaves: A heavily projecting cornice of sheet metal and wood, supported by paired scroll sawn brackets, adorns the main facade.

C. Description of Interior

1. Floor plans: In the basement, the location of the central waste drain pipe from the upper floors may be seen where it was once connected with the city sewer line beneath the side alley. Stall floors on all three levels were pitched southward to effect proper drainage. Stall partitions have been removed but outlines of the boxes are still visible on walls in some places.

The second floor contained approximately 20 box stalls at one time and the entire area was white-washed. Stall partitions and whatever surface was used for stall floors have been removed, but the aisle gutters remain intact.

A double-leaved trap door exists near the front of the building and its counterpart may be seen above on the ceiling (the floor of the third level). A large opening at mid-floor served as the elevator shaft for the four-story manually operated elevator located on the third level.

Several original (interior) signs also remain attached to the ceiling joists denoting Cavanaugh Brothers' ownership. Intermediate ceiling joists for the third floor are two-by-eights supported by ledger plates.

The third floor is characterized by a massive roof framing system of heavy timbers and wrought iron suspender rods affixed by threaded ends with nuts and washers. The roof trusses have diagonal members at each end of the chord but lack queen posts for interior support. Instead, wrought iron suspender rods in tension, connecting the upper and lower members, serve this purpose. Rods suspending the third and second floors are independent and originate at the upper member, passing through the lower beam. The manually operated elevator or hoist consists of a large wooden wheel approximately eight feet in diameter with a wooden axle which is carried on the lower member of the roof framing system. Double-leaved doors cover the shaft and are flush with the floor. Other openings in the floor for dropping hay and ventilation may be seen in the northern half of this level. A portion of the southern end of this level has been whitewashed;

otherwise, timber and brick are unpainted. Floor planks are of lighter dimension attesting to the lighter per square foot loads required for the storage function.

Ends of roof frame members rest on corbel shelves and are fastened to the brick masonry wall by means of wrought iron rods with cast iron star plates on the exterior.

2. Stairways: Access to the second floor is by means of a ladder attached to the south wall while a pitched stair to the third floor remains at the rear of the building.
3. Floors: Most floors were wood laid down in rough boarding. In the basement, granite floors were made, most of which have been covered with poured concrete. The first floor has also been covered with poured concrete.
4. Wall and ceiling finish: Walls and ceilings were unfinished except for paint on the second floor and probably the first and basement floors as well.
5. Openings
 - a. Doorways and doors: All partitions have been removed.
 - b. Windows: Window openings are unfinished.
6. Decorative features and trim: None.
7. Hardware: None.
8. Mechanical equipment
 - a. Heating: Contemporary oil-fired hot water furnace.
 - b. Lighting: Electric.
 - c. Plumbing: Unusual animal plumbing system described earlier. Otherwise, conventional toilet and sink space for Eagles on northwest corner of first floor.
 - d. Hoist: Elevator hoist described earlier.
- D. Site: The building covers the entirety of a lot on a grid oriented north and south. The principal facade of the building faces north. The site is nearly flat.

III. SOURCES OF INFORMATION

A. Interviews: Eagles Club members, 58 West Central Street, Manchester, New Hampshire 03101; April 9, 1980.

B. Bibliography:

Clarke, John B. Manchester Directory and Statistical Manual. Manchester: Mirror Steam Printing Works, 1877-1901.

Flynn, Thomas, comp. Atlas of the City of Manchester, New Hampshire. Philadelphia: D. L. Miller and Company, 1896.

Manchester Board of Trade, Board of Trade Journal (1891). Manchester, 1:1:2, 13, 15.

Sampson and Murdock Co., comp. The Manchester Directory. Boston: Sampson and Murdock, 1916-1952.

C. Supplemental Material

1. National Register eligibility research prepared by Christopher Closs, Consultant to the Manchester Housing Authority, May, 1980. This research has formed the largest body of information about the Cavanaugh Brothers Stable and was the central document used in the work in hand.
2. State of New Hampshire--NHDPWH/U.S. Department of Transportation.
3. United States Geological Survey, Manchester Quadrangle, New Hampshire, 15 Minute Series.
4. Granite Street Site Project, Property Line Map. Manchester Housing Authority, Thomas F. Moran, Inc., Bedford, New Hampshire 03102, February 7, 1980.

PART IV. PROJECT INFORMATION

The Cavanaugh Brothers Sale Stable is to be demolished as part of the Granite Street Development Project in Manchester, New Hampshire. Part of the funding for the project is an Urban Development Action Grant from the United States Department of Housing and Urban Development. This Federal involvement triggered the Section 106 review process which resulted in a Memorandum of Agreement (MOA) being executed in May, 1981 between the City of Manchester and the Advisory Council on Historic Preservation. Stipulation IV of the MOA allowed for the demolition of three of the five National Register Eligible buildings in the project area after documentation to Historic American Building Survey standards (formerly National Architectural Engineering Record). The Cavanaugh Brothers Sale Stable is one of those buildings.

Of the other two historic buildings, one is not to be acquired as part of the redevelopment and the other is to be incorporated into the project. The project includes a hotel ballroom, convention center, office building, retail mall, bus station, public parking garage, public park, and street realignment.

Documentation prepared by Vision, Inc., Cambridge, Massachusetts for the Manchester Housing Authority. Participants were Michael Robinson, AIA, AICP; Lance Neckar; and Stephen Wheeler.

Documentation prepared on October 8, 1982.

W. CENTRAL

40'

STREET

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RESTROOMS

1st. FLOOR

FRANKLIN WEST BACK STREET

100'

STAIRS

N



CAVANAUGH BROS.
STABLE

58 W. CENTRAL ST.

BLOCK NO. 633

PARCEL NO. 6

SCALE: 1"=10' AUGUST 1982

FRANKLIN WEST BACK STREET

100'

W. CENTRAL

40'

STREET

TRAP DOOR

2nd. FLOOR

ELEVATOR SHAFT

STAIRS

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N

CAVANAUGH BROS.
STABLE

58 W. CENTRAL ST.

BLOCK NO. 633

PARCEL NO. 6

SCALE: 1" = 10' AUGUST 1982

W. CENTRAL STREET 40'

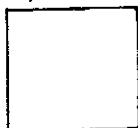
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TRAP DOOR



3rd. FLOOR

ELEVATOR SHAFT



FRANKLIN WEST BACK STREET

100'

N



CAVANAUGH BROS.
STABLE
58 W. CENTRAL ST.

BLOCK NO. 633
PARCEL NO. 6
SCALE: 1"=10' AUGUST 1982

STAIRS